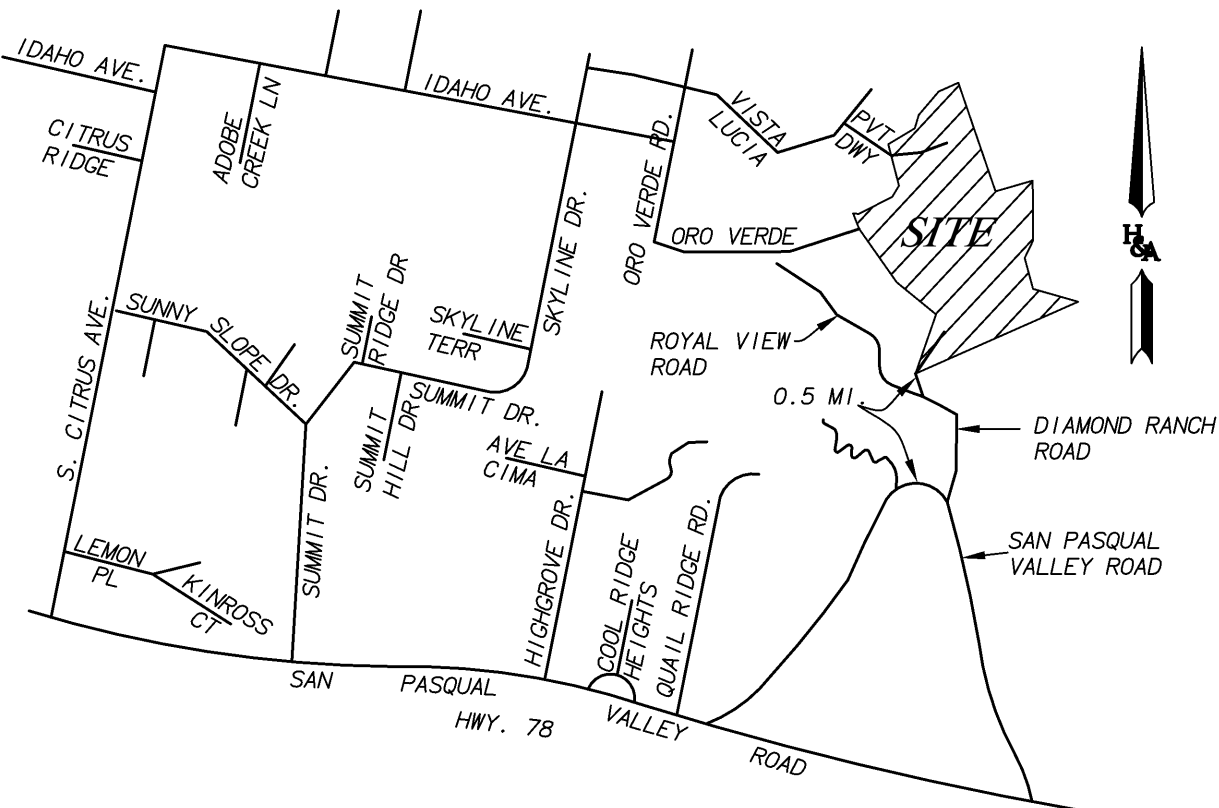


# County Of San Diego Tract 5583

## ORO VERDE

County of San Diego, California



VICINITY MAP  
NOT TO SCALE

### LEGEND

SUBDIVISION BOUNDARY	
RESIDENTIAL LOT WITH PAD ELEVATION WITH LOT AREA	
EASEMENT LINE	
PROPOSED SLOPE BANK (NO GREATER THAN 1.5: 1 ON CUTS AND 2: 1 ON FILLS)	
BIORETENTION	
PROPOSED GRADE	
PROPOSED WATER MAIN (8" PVC)	
PROPOSED STORM DRAIN SYSTEM (18" RCP)	
PROPOSED FIRE HYDRANT	
SPOT ELEVATION	
STREET ELEVATION	
EXISTING STORM DRAIN	
EXISTING CONTOURS	
RIP RAP DISSIPATOR	
EARTHEN SWALE @1% MIN.	
CONCRETE DITCH	
DAYLIGHT/LIMITS OF GRADING	
PROPOSED LEACH FIELD	
PROPOSED CUT FILL LINE	
PROPOSED FILL SLOPE HATCHING	
EXISTING FIRE HYDRANT	
EXISTING WATER LINE	
FM ZONE 1	
FM ZONE 2	

### ABBREVIATIONS

FL	FLOW LINE
TH	TOP OF WALL
BW	BOTTOM OF WALL
TF	TOP OF FOOTING
FS	FINISH SURFACE
S	SEWER
W	WATER
RW	RECLAIMED WATER
SD	STORM DRAIN
NTS	NOT TO SCALE
ELEV	ELEVATION
IE	INVERT ELEVATION
R/W	RIGHT OF WAY
PL	PROPERTY LINE
GB	GRADE BREAK
P	POINT OF INTERSECTION (V.C.)
P	PAD ELEVATION
SF	GROSS SQ. FT.
NSF	NET SQ. FT.
FP	FLOOD PLAIN
VC	VERTICAL CURVE
MF	MANHOLE
RCP	REINFORCED CONCRETE PIPE

### EXISTING ZONING

USE REGULATIONS	A70
ANIMAL REGS	L
DENSITY	" "
LOT SIZE	1 AC
BUILDING TYPE	C
MAX FLOOR AREA	—
FLOOR AREA RATIO	—
HEIGHT	G
LOT COVERAGE	—
SETBACK	C
OPEN SPACE	—
SPECIAL AREA REGULATIONS	—

### PARK LAND DEDICATION STATEMENT

PURSUANT TO CHAPTER 1 OF DIVISION 10 OF TITLE 8 OF THE SAN DIEGO COUNTY CODE, THE SUBDIVIDER SHALL PAY PARK IN LIEU FEES IF NECESSARY.

### SPECIAL ASSESSMENT ACT STATEMENT

A REQUEST TO THE BOARD OF SUPERVISORS FOR PERMISSION TO INITIATE PROCEEDINGS UNDER THE SPECIAL ASSESSMENT ACT FOR CONSTRUCTION OF ANY SUBDIVISION IMPROVEMENTS IS NOT BEING MADE AT THIS TIME.

### SOLAR ACCESS CERTIFICATE

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.401 (M) OF THE COUNTY OF SAN DIEGO SUBDIVISION ORDINANCE. ALL LOTS WITHIN THIS SUBDIVISION SHALL HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

### EASEMENT NOTES

SEE SHEET 6 OF 9

### SOURCE OF TOPOGRAPHY:

AERIAL TOPOGRAPHY: R. J. LUNG  
2832 WALNUT AVENUE  
SUITE E  
TUSTIN, CA 92646  
(714) 832-2077  
OCTOBER 10, 2007

TOPO FIELD SHOTS TAKEN BY  
HUNSAKER & ASSOC. ON 10-25-10  
R. J. LUNG WORK ORDER: 41190  
CONTOUR INTERVAL: 1'  
BENCHMARK  
DESC: BM NO. 571 CHISLED SQUARE ON TOP OF CURB  
LOC: FROM NORTH END OF CURB RETURN AT  
N.E. CORNER OF IDAHO AVENUE AND CITRUS GLEN.  
ELEV: 716.21 DATUM: NGVD 29

### KEY MAP

SCALE: 1"=125'

### PUBLIC UTILITIES AND DISTRICTS

GAS & ELECTRIC..... SAN DIEGO GAS AND ELECTRIC  
WATER..... CITY OF ESCONDIDO  
SEWER..... PRIVATE SEPTIC SYSTEM  
STORM DRAIN..... COUNTY OF SAN DIEGO  
FIRE..... COUNTY OF SAN DIEGO (CSA 135)  
POLICE..... COUNTY SHERIFF  
SCHOOLS (ELEM)..... SAN PASQUAL UNIFIED SCHOOL DISTRICT  
SCHOOLS..... ESCONDIDO UNION HIGH SCHOOL DISTRICT

### LEGAL DESCRIPTION

SEE SHEET 6 OF 9 FOR LEGAL DESCRIPTION

### EARTHWORK / GRADING QUANTITIES

TOTAL PROJECT  
RAW CUT: 26,000 C.Y.  
RAW FILL: 26,000 C.Y.

### SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	EXISTING & PROPOSED SECTIONS
SHEET 3	PROPOSED LOTS, ROADS, GRADING & UTILITIES
SHEET 4	PROPOSED LOTS, ROADS, GRADING & UTILITIES
SHEET 5	PROPOSED LOTS, ROADS, GRADING & UTILITIES
SHEET 6	LEGAL DESCRIPTION & EXISTING ENCUMBRANCES
SHEET 7	EXISTING EASEMENTS & ENCUMBRANCES
SHEET 8	PROPOSED OPEN SPACE EASEMENTS
SHEET 9	OFFSITE ORO VERDE ROAD IMPROVEMENTS

### GENERAL NOTES

- OVERALL GROSS SITE AREA: 51.2 AC.
- REMAINDER PARCEL SITE AREA: 7.3 AC.
- NET SITE AREA: 43.9 AC.
- TOTAL NUMBER OF UNITS: 10 (SINGLE FAMILY)
- TOTAL NUMBER OF LOTS: 12 PLUS 1 REMAINDER LOT (THE 12 LOTS PROPOSED ARE 10 SINGLE FAMILY, 1 PVT. ST. LOT, 1 HOA OS LOT)
- ASSESSOR'S PARCEL NUMBER: 241-140-02
- GENERAL PLAN: SEMI-RURAL RESIDENTIAL (SR-2)
- ZONING: A70 (SEE ZONING BOX THIS SHEET)
- GROSS DENSITY: 0.23 DU/AC (10 UNITS/43.9 AC.)
- EXISTING USE: AVOCADO GROVE
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL
- TAX RATE AREA: 74206
- THOMAS BROTHERS COORDINATES: 1130 F4
- COMMUNITY PLAN/SUBREGIONAL AREA: NORTH COUNTY METRO PLANNING AREA
- THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMITS BEFORE COMMENCING SUCH ACTIVITY.

### GENERAL DESIGN NOTES

- NO PUBLIC STREETS ARE PROPOSED WITH THIS PROJECT.
- ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
- EASEMENTS SHALL BE PER THE COUNTY ENGINEER, PUBLIC UTILITIES AND DISTRICTS.
- CONTOUR INTERVALS: TOPO: 2 AND 10 FOOT; DESIGN: 5 AND 10 FOOT
- TOPOGRAPHY PREPARED BY: R. J. LUNG AND ASSOCIATES (FLOWN: NOV. 10, 2007)
- AND FIELD SHOTS TAKEN BY HUNSAKER & ASSOCIATES ON 10-25-10.
- FINISHED GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE IN FINAL DESIGN CONSISTENT WITH THE COUNTY'S SUBSTANTIAL CONFORMANCE POLICY.
- APPROXIMATE RAW GRADING QUANTITIES:  
CUT: 26,000 C.Y.  
FILL: 26,000 C.Y.
- FILL SLOPES SHALL NOT EXCEED 2:1; CUT SLOPES SHALL NOT EXCEED 1.5:1.
- MODEL UNITS MAY BE BUILT PRIOR TO FINAL MAP RECORDATION.
- ALL PROPOSED WATER IMPROVEMENTS SHOWN ON MAP SHALL BE PUBLIC.
- THIS PROJECT IS A "MULTIPLE UNIT" SUBDIVISION. IT IS THE INTENT THAT MULTIPLE FINAL MAPS BE FILED PURSUANT TO SECTION 66466.1 OF THE SUBDIVISION MAP ACT. THE FINAL MAP MAY CONSIST OF ONE OR MORE MULTIPLE LOTS AS SHOWN ON THIS TENTATIVE MAP.
- PRELIMINARY GEOTECHNICAL INVESTIGATION INFORMATION WAS OBTAINED FROM THE PRELIMINARY SOILS REPORT PREPARED BY VINUE & MIDDLETON ENG. DATED 7-31-08 (JOB # 08-301-P)
- ALL BROW DITCHES SHALL BE SIZED AND BUILT PER THE APPROVED FINAL GRADING PLAN & HYDROLOGY REPORT.
- STREET DESIGN, LANDSCAPING AND FIRE HYDRANTS SHALL CONFORM TO THE COUNTY COUNTY STANDARDS AND AS REQUIRED BY THE COUNTY ENGINEER.
- THE SUBDIVIDER/DEVELOPER SHALL PROVIDE AND INSTALL APPROVED STREET LIGHT STANDARDS AND FIXTURES IN THE TYPE AND NUMBER APPROVED BY THE COUNTY OF SAN DIEGO AND THE PUBLIC WORKS DEPARTMENT.
- PURSUANT TO CHAPTER 1 OF DIVISION 10 OF TITLE 8 OF THE SAN DIEGO COUNTY CODE, THE SUBDIVIDER SHALL PAY PARK IN-LIEU FEES IF NECESSARY.

### OWNER/SUBDIVIDER

WOHLFORD LAND COMPANY, LLC  
P.O. BOX 5005 #17  
RANCHO SANTA FE, CA 92067  
(760) 753-5252

REPRESENTATIVE

### LAND DIVISION STATEMENT

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT OF THE PROPERTY SHOWN ON THE TENTATIVE MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE MAP IS SHOWN. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS, EVEN IF SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY. "FREEWAY" AS DEFINED IN SECT.23.5 OF THE STREETS AND HIGHWAYS CODE, SHALL NOT BE CONSIDERED AS ROADS AND STREETS. I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, AT SAN DIEGO COUNTY, CALIFORNIA.

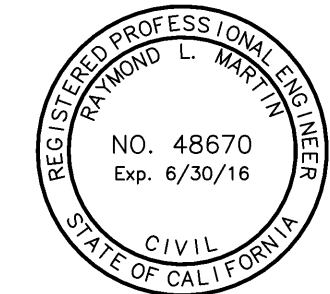
REPRESENTATIVE

### SITE ADDRESS

2000 ORO VERDE ROAD  
ESCONDIDO, CA 92027  
APN: 241-140-02

### REPRESENTATIVE & PROCESSED BY:

**JACK HENTHORN & ASSOCIATES**  
Land Planning • Project Management  
1902 Wright Place Suite 200  
Carlsbad, Ca 92008  
(760) 438-4090 • Fax (760) 438-0981



RAYMOND L. MARTIN R.C.E. 48670 DATE  
MY REGISTRATION EXPIRES ON 6/30/16

### PREPARED BY:

**HUNSAKER & ASSOCIATES**  
SAN DIEGO  
PLANNING 3707 Waples Street  
ENGINEERING San Diego, CA 92101  
SURVEYING PH080558-4500 FAX080558-1414

NO.	REVISIONS	DATE	BY
1	PRELIM REVIEW SUBMITTAL	01/08/13	H&A
2	SUBMITTAL	03/11/13	H&A
3	RESUBMITTAL	10/06/14	H&A
4	RESUBMITTAL	06/01/15	H&A
5	RESUBMITTAL	12/18/15	H&A
6	RESUBMITTAL	06/01/16	H&A
7	RESUBMITTAL	10/26/16	H&A
8	RESUBMITTAL	01/17/17	H&A
9	FINAL SUBMITTAL	04/05/17	H&A

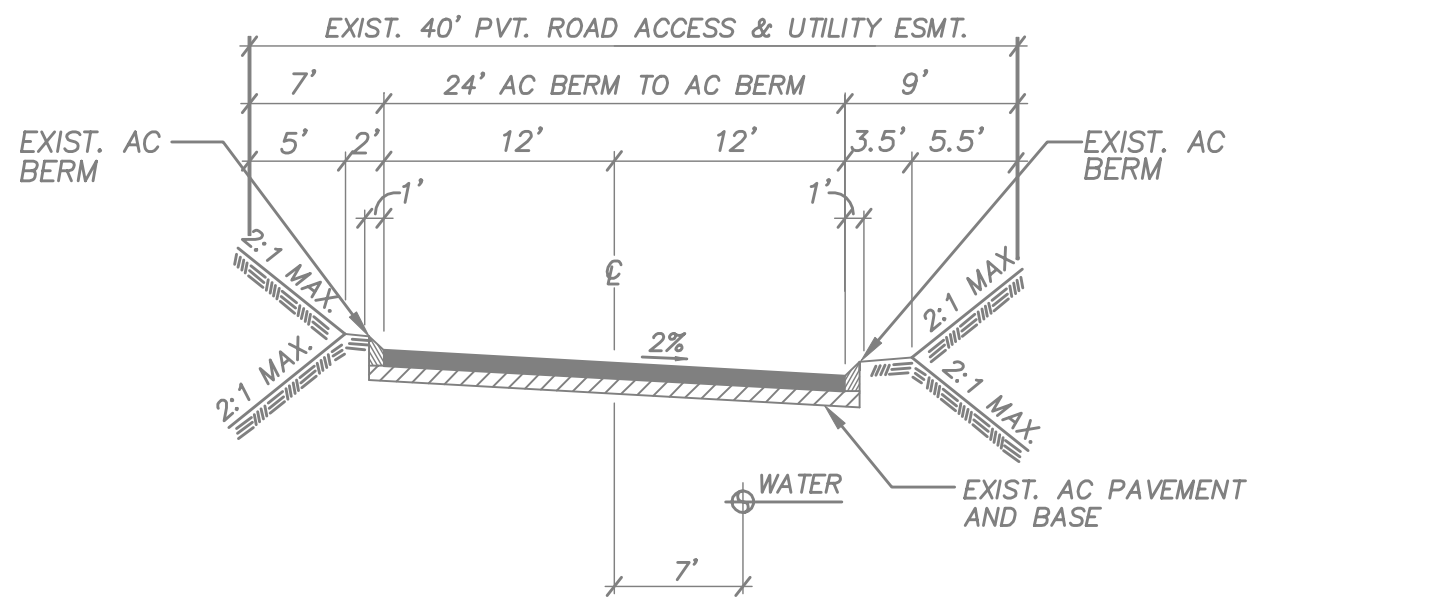
County Of San Diego Tract 5583

ORO VERDE

COUNTY OF SAN DIEGO, CALIFORNIA

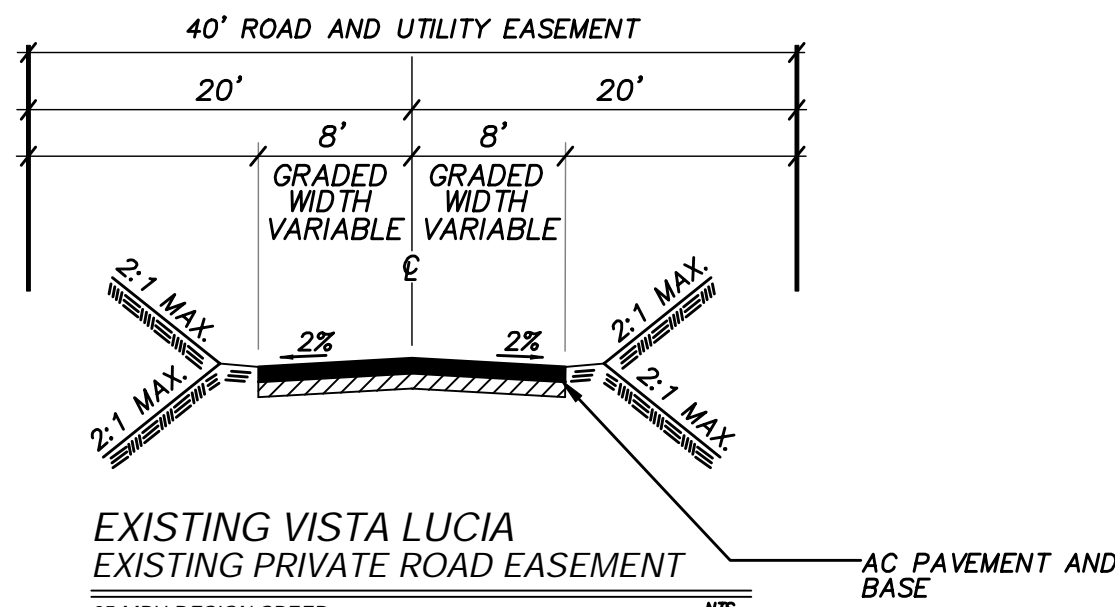
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SHEET  
1  
OF  
9

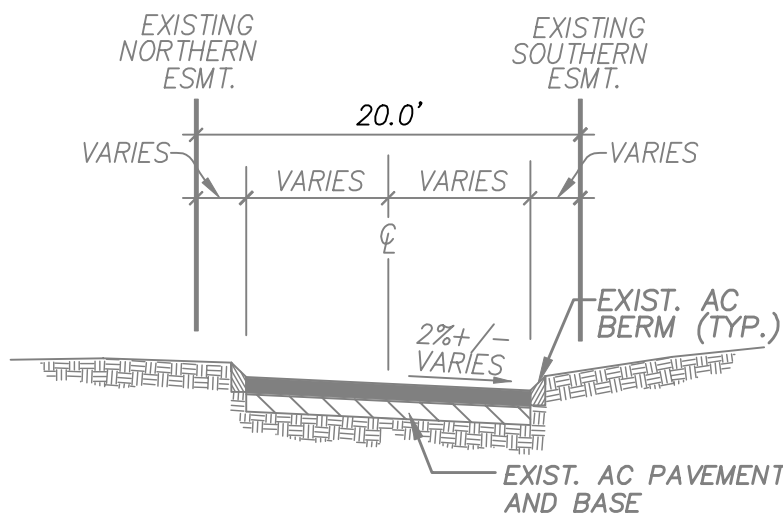
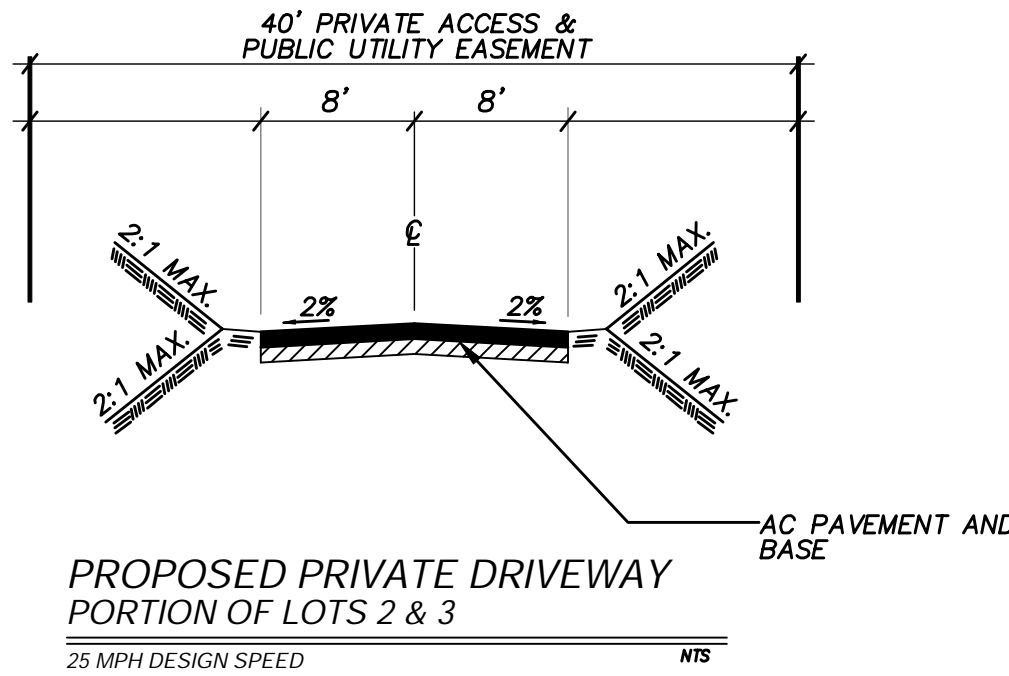


**DIAMOND RANCH ROAD**  
EXISTING PRIVATE ROAD EASEMENT/AGRICULTURAL ACCESS ROAD  
25 MPH DESIGN SPEED NTS

NOTES:  
1. EXISTING FULL IMPROVEMENTS TO DIAMOND RANCH ROAD PER COUNTY OF SAN DIEGO GRADING PLANS L-15441 "HIGHLAND RESIDENTIAL PAD & AGRICULTURAL ACCESS ROAD".  
2. SEE EXISTING PRIVATE ROAD & PUBLIC UTILITY EASEMENT DOC. 2002-022886 DATED 06-20-2002 FOR PORTION OF DIAMOND RANCH ROAD.  
3. SEE EXISTING PRIVATE ROAD & UTILITY EASEMENT DOC. 2002-0114029 DATED 02-08-2002, DOC. 2002-0127383 DATED 02-13-2002 & DOC. 2002-0127385 DATED 02-13-2002 FOR PORTION OF DIAMOND RANCH ROAD.  
4. EXISTING ACCESS GATE ON EXISTING DIAMOND RANCH ROAD TO BE REMOVED.  
5. CURRENT "AGRICULTURAL ACCESS ROAD" DESIGNATION TO BE MODIFIED AS PRIVATE DRIVE/AGRICULTURAL ACCESS ROAD.

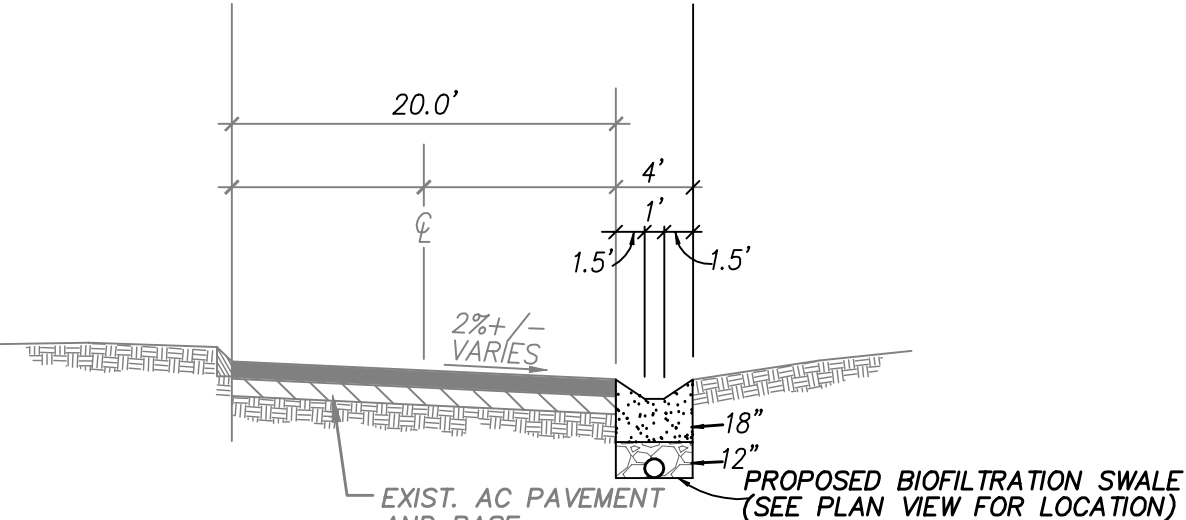
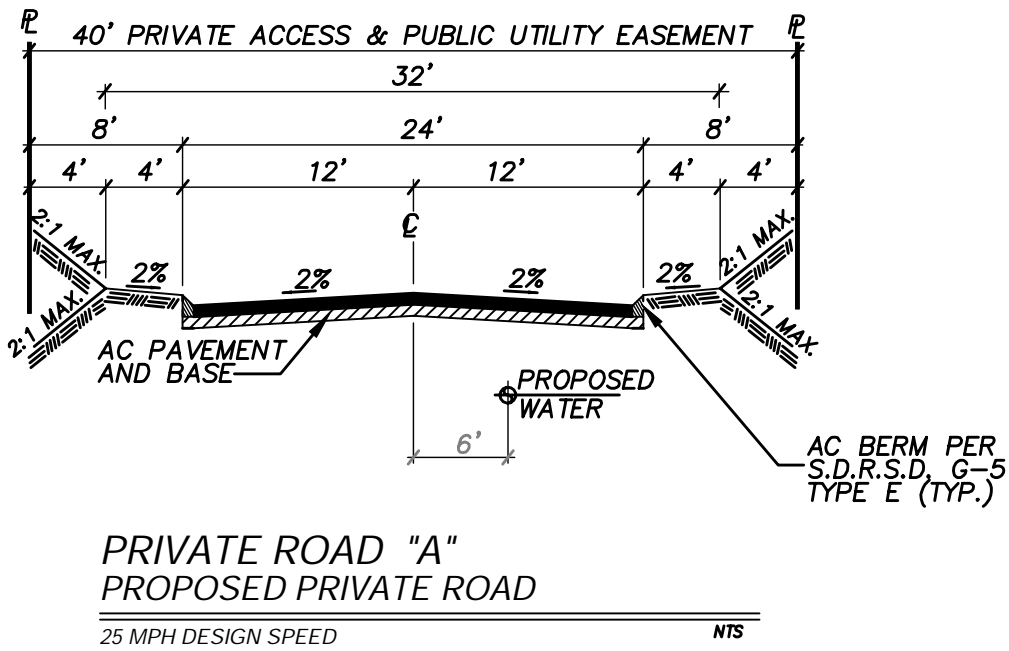
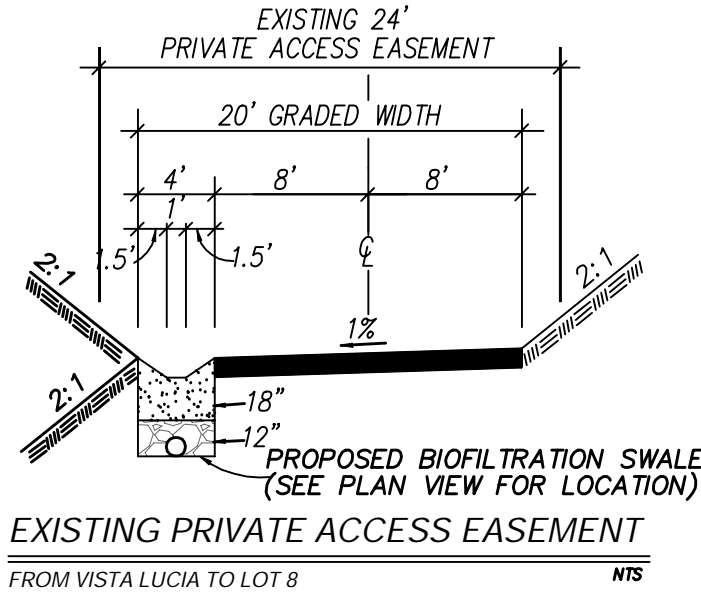


NOTE: PER GRANT OF EASEMENT DOC.# 2007-0452889



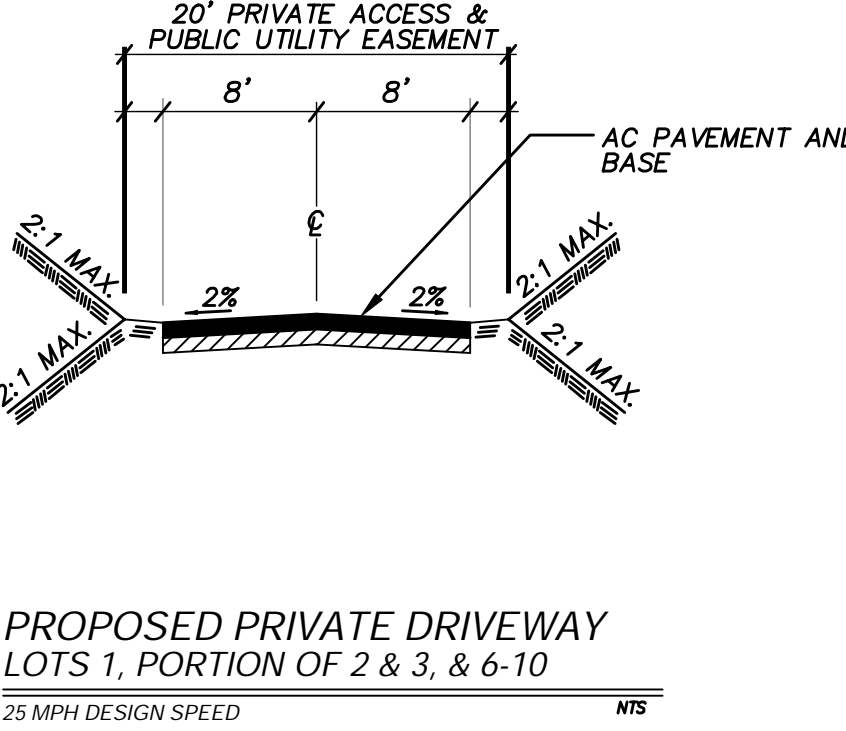
NOTE: PLEASE REFER TO SHEET 9 FOR PROPOSED PAVEMENT WIDENING.

**ORO VERDE ROAD**  
EXISTING PRIVATE ROAD EASEMENT  
25 MPH DESIGN SPEED NTS



NOTE: PLEASE REFER TO SHEET 9 FOR PROPOSED PAVEMENT WIDENING.

**ORO VERDE ROAD**  
PROPOSED PRIVATE ROAD EASEMENT  
25 MPH DESIGN SPEED NTS



EXISTING & PROPOSED PRIVATE DRIVE CROSS SECTIONS

PREPARED BY:

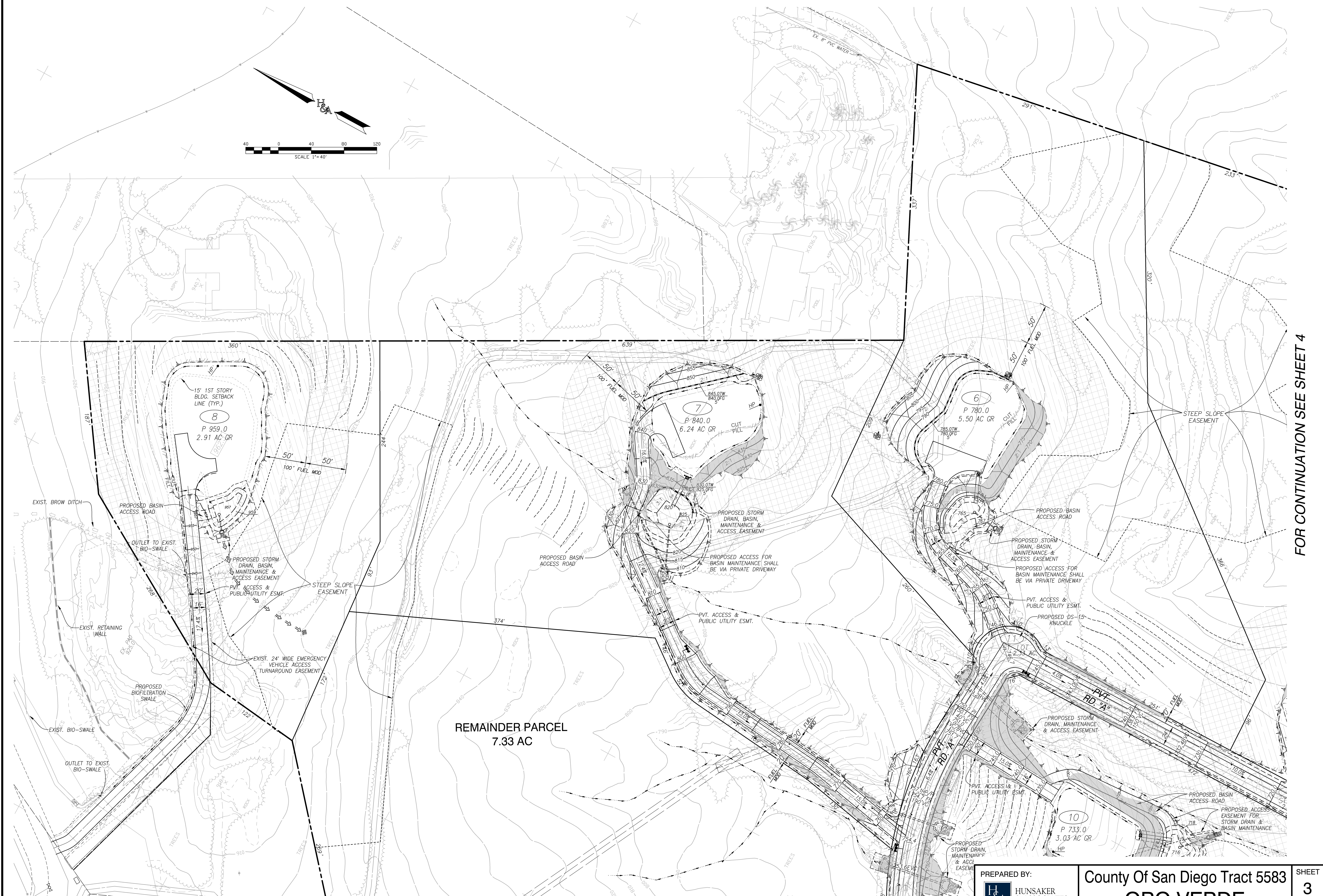


**HUNSAKER & ASSOCIATES**  
SAN DIEGO, INC.

PLANNING: 9707 Wagon Street  
ENGINEERING: San Diego, CA 92131  
SURVEYING: PH080558-4500; PH080558-1414

County Of San Diego Tract 5583  
**ORO VERDE**  
COUNTY OF SAN DIEGO, CALIFORNIA  
ENVIRONMENTAL LOG NO: PDS2014-ER-14-08-005

SHEET  
2  
OF  
9

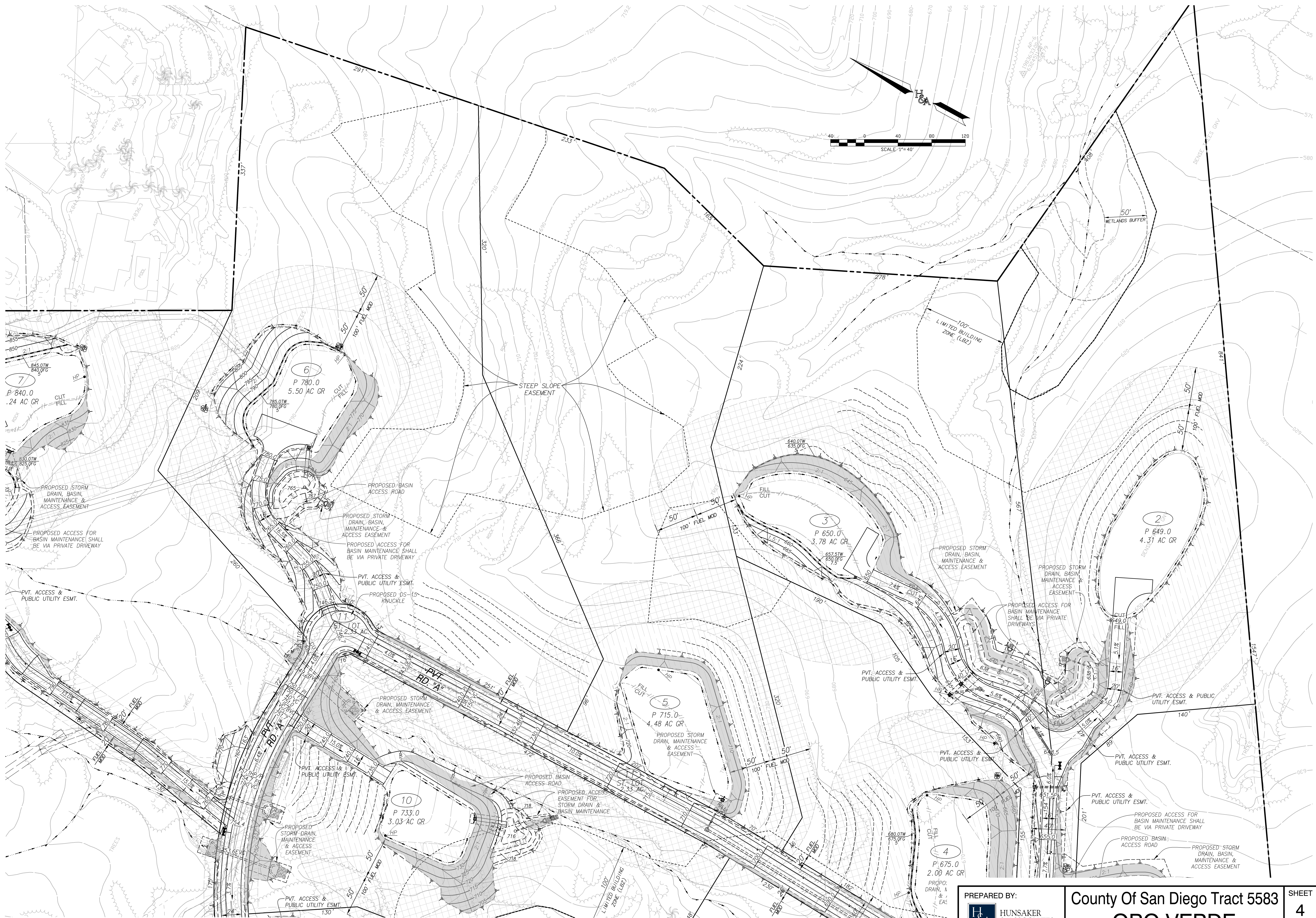


FOR CONTINUATION SEE SHEET 4

FOR CONTINUATION SEE SHEET 5

 <b>HUNSAKER &amp; ASSOCIATES</b> SAN DIEGO, INC. <small>PLANNING: 9707 Wiggins Street ENGINEERING: San Diego, Ca 92121 SURVEYING: PH0505058-4500- PH0505058-3414</small>	<b>County Of San Diego Tract 5583</b>	<b>SHEET 3 OF 9</b> <small>NO. 2510-0007</small>
	<b>ORO VERDE</b>	
	COUNTY OF SAN DIEGO, CALIFORNIA	
	ENVIRONMENTAL LOG NO: PDS2014-ER-14-08-005	

FOR CONTINUATION SEE SHEET 3



FOR CONTINUATION SEE SHEET 5

PREPARED BY:



HUNSAKER & ASSOCIATES  
SAN DIEGO, CALIF.  
PLANNING: 9707 Wiggins Street  
ENGINEERING: San Diego, CA 92121  
SURVEYING: PH050558-4500; PH050558-3414

County Of San Diego Tract 5583

ORO VERDE

COUNTY OF SAN DIEGO, CALIFORNIA

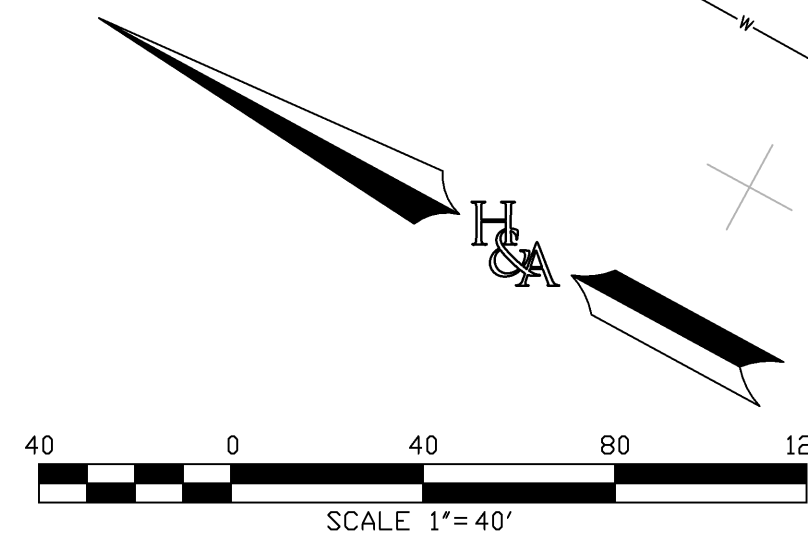
ENVIRONMENTAL LOG NO: PDS2014-ER-14-08-005

SHEET

4

OF

9



LEGAL DESCRIPTION

PARCEL 1:  
ALL THAT PORTION OF LOT "P" IN BLOCK 271 OF A RESUBDIVISION OF LOT 6 IN BLOCK 271 AND 273 OF RANCHO RINCON DEL DIABLO, ACCORDING TO THE MAP THEREOF, 1519, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 21, 1913, TOGETHER WITH THAT PORTION OF LOT 5 IN BLOCK 266 OF RANCHO RINCON DEL DIABLO, ACCORDING TO THE MAP THEREOF NO. 725, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 13, 1892, ALL IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS WHOLE AS FOLLOWS:  
BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT "O" IN SAID RESUBDIVISION; THENCE ALONG THE BOUNDARY LINE BETWEEN LOTS "O" AND "P" IN SAID BLOCK 271, NORTH 65°08'00" WEST, 234.76 FEET; THENCE NORTH 13°22'00" EAST, 150.00 FEET; THENCE NORTH 18°30'00" EAST, 289.00 FEET TO THE MOST NORTHERLY CORNER OF A PORTION OF SAID LOT "O" CONVEYED TO LAURETT D. OAKS AND WIFE DESCRIBED AS PARCEL 2 IN DEED DATED JUNE 2, 1940 AND RECORDED IN BOOK 1054, PAGE 285 OF OFFICIAL RECORDS; THENCE ALONG THE NORTHEASTERLY LINE OF SAID LAND CONVEYED TO OAKS, SOUTH 45°41" EAST, 185.00 FEET AND SOUTH 85°11'50" EAST (RECORD SOUTH 35°24'00" EAST) 62.75 FEET TO POINT "A"; THENCE NORTH 74°13'30" EAST, 142.84 FEET TO AN ANGLE POINT IN THE SOUTHWESTERLY BOUNDARY OF THE LAND DESCRIBED IN PARCEL 1 IN DEED TO AUSTIN BROTHERS, RECORDED DECEMBER 16, 1960, AS DOCUMENT NO. NO. 243768 OF OFFICIAL RECORDS; THENCE ALONG SAID BOUNDARY AS FOLLOWS:  
SOUTH 0°14'40" EAST, 63.09 FEET (RECORD SOUTH 0°22'54" WEST, 62.73 FEET); THENCE SOUTH 35°12'30" EAST, 81.48 FEET (RECORD SOUTH 35°12'28" EAST, 82.11 FEET) AND THENCE NORTH 84°56'00" EAST, (RECORD NORTH 84°57'20" EAST) 70.48 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 31°26'00" EAST, 144.46 FEET; THENCE SOUTH 45°14'10" EAST, 565.72 FEET TO A POINT IN THE NORTHEASTERLY LINE, A PORTION OF LOT "P" IN SAID BLOCK 271, DESCRIBED AS PARCEL 1 IN SAID DEED TO OAKS; THENCE ALONG THE BOUNDARY LINE OF SAID PARCEL 1, SOUTH 60°54'50" EAST, 444.20 FEET TO AN ANGLE POINT THEREIN AND SOUTH 90°1" WEST, 545.12 FEET TO AN ANGLE POINT, BEING ALSO A POINT IN THE SOUTHEASTERLY LINE OF SAID RANCHO RINCON DEL DIABLO; THENCE ALONG SAID SOUTHEASTERLY LINE, NORTH 56° EAST, 1547.44 FEET; THENCE NORTH 84°14'40" WEST, 408.17 FEET; THENCE NORTH 27°16" EAST, 160.40 FEET TO A POINT HEREIN DESIGNATED AND HEREINAFTER REFERRED TO AS POINT "A"; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°31'14" A DISTANCE OF 34.04 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 02°31'18" EAST, 160.40 FEET TO A POINT HEREIN DESIGNATED AND HEREINAFTER REFERRED TO AS POINT "A". THE SIDELINES OF SAID PARCEL 7A ARE TO BE LENGTHENED OR SHORTENED TO BEGIN IN THE EASTERLY SIDELINE OF SAID ORO VERDE ROAD AND TERMINATE IN A LINE DRAWN AT RIGHT ANGLES THROUGH POINT "A".

PARCEL 2:  
AN EASEMENT AND RIGHT OF WAY FOR ROAD AND PUBLIC UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS OVER, UNDER, ALONG AND ACROSS A STRIP OF LAND 20 FEET IN WIDTH, OVER ALL THAT PORTION OF LOTS "O" AND "P" IN BLOCK 271 OF A RESUBDIVISION OF LOT 6 IN BLOCK 266 AND BLOCK 271 AND 273 OF RANCHO RINCON DEL DIABLO IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1519, FILED IN THE OFFICE OF THE COUNTY JANUARY 21, 1913, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT "O"; THENCE ALONG THE BOUNDARY LINE BETWEEN LOTS "O" AND "P" IN SAID BLOCK 271, NORTH 65°08'00" WEST, 234.76 FEET; THENCE NORTH 13°22'00" EAST, 150.00 FEET; THENCE NORTH 18°30'00" EAST, 289.00 FEET TO THE MOST NORTHERLY CORNER OF A PORTION OF SAID LOT "O" CONVEYED TO LAURETT D. OAKS AND WIFE DESCRIBED AS PARCEL 2 IN DEED DATED JUNE 26, 1940 AND RECORDED IN BOOK 1054, PAGE 285 OF OFFICIAL RECORDS; THENCE ALONG THE NORTHEASTERLY LINE OF SAID LAND CONVEYED TO OAKS, SOUTH 45°41" EAST, 185.00 FEET AND SOUTH 85°11'50" EAST (RECORD SOUTH 35°24'00" EAST) 62.75 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 74°13'30" EAST, 142.84 FEET TO AN ANGLE POINT IN THE SOUTHWESTERLY BOUNDARY OF THE LAND DESCRIBED IN PARCEL 1 IN DEED TO AUSTIN BROTHERS, RECORDED DECEMBER 16, 1960 AS DOCUMENT NO. NO. 243768, OF OFFICIAL RECORDS; THENCE ALONG SAID BOUNDARY AS FOLLOWS:  
SOUTH 0°14'40" EAST, 63.09 FEET (RECORD SOUTH 0°22'54" WEST, 62.73 FEET); THENCE SOUTH 35°12'30" EAST, 81.48 FEET (RECORD SOUTH 35°12'28" EAST, 82.11 FEET) AND THENCE NORTH 84°56'00" EAST (RECORD NORTH 84°57'20" EAST) 70.48 FEET; THENCE SOUTH 31°26'00" EAST, 144.46 FEET; THENCE SOUTH 45°14'10" EAST, 565.72 FEET TO A POINT IN THE NORTHEASTERLY LINE, A PORTION OF LOT "P" IN SAID BLOCK 271, DESCRIBED AS PARCEL 1 IN SAID DEED TO OAKS; THENCE ALONG THE BOUNDARY LINE OF SAID PARCEL 1, NORTH 60°54'50" WEST (RECORD NORTH 61°04" WEST) 564.26 FEET AN ANGLE POINT; AND NORTH 35°41'30" WEST (RECORD NORTH 35°41'30" WEST (RECORD NORTH 52°24" WEST) 408.95 FEET TO THE TRUE POINT OF BEGINNING.  
THE ROUTING OF SAID EASEMENT, TO BE DETERMINED AT A LATER DATE, SHALL BE FROM THE SOUTHERLY LINE OF PARCEL 1 TO THE EASEMENT DESCRIBED IN PARCEL 5 BELOW.

PARCEL 3:  
THOSE CERTAIN EASEMENTS DESCRIBED UNDER PARCELS 4 AND 5 FOR ROAD, SEWER, WATER, GAS, POWER AND TELEPHONE LINES AS DESCRIBED IN DEED TO AUSTIN BROS., RECORDED DECEMBER 16, 1960, AS DOCUMENT NO. NO. 243768 OF OFFICIAL RECORDS.

PARCEL 4:  
AN EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS FOR A PORTION OF LOT "P" IN BLOCK 271 OF THE RESUBDIVISION OF LOT 6, BLOCK 266 AND BLOCK 271 AND 273 OF RANCHO RINCON DEL DIABLO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 1519, FILED IN THE OFFICE OF THE RECORDER OF SAID SAN DIEGO COUNTY, JANUARY 21, 1913, THE SOUTHERLY LINE OF SAID STRIP OF LAND BEING DESCRIBED AS FOLLOWS:  
BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID LOT "P", WITH THE EASTERLY LINE OF THE COUNTY ROAD KNOWN AS ROAD SURVEY NO. 776, AS SHOWN ON MAP ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY; THENCE SOUTH 71°45'10" EAST (RECORD NORTH 71°45'10" EAST) 256.33 FEET TO THE SOUTHEASTERLY CORNER OF THE LAND DESCRIBED UNDER PARCEL 1 IN DEED TO FRED H. SMITH, ET UX, RECORDED MAY 19, 1938, AS DOCUMENT NO. 23345, IN BOOK 786, PAGE 16 OF OFFICIAL RECORDS, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 48°55' EAST, ALONG THE NORTHEASTERLY LINE OF THE LAND DESCRIBED IN DEED TO FRED H. SMITH AND WIFE, RECORDED APRIL 8, 1938, AS DOCUMENT NO. 15789 IN BOOK 786, PAGE 399 OF OFFICIAL RECORDS, 272 FEET, MORE OR LESS, TO THE NORTHEASTERLY CORNER THEREOF; THENCE SOUTH 43°41' EAST, 185 FEET; THENCE SOUTH 35°24" EAST, 471.70 FEET.

PARCEL 5:  
AN EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS FOR ROAD PURPOSES OVER A STRIP OF LAND 20 FEET IN WIDTH OVER A PORTION OF LOTS "A", "P" AND "O" IN BLOCK 271 OF THE RESUBDIVISION OF LOT 6, BLOCK 266 AND BLOCKS 271 AND 272 (RECORD MAP NO. 725) OF RANCHO RINCON DEL DIABLO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1519, FILED IN THE OFFICE OF THE RECORDER OF SAID SAN DIEGO COUNTY, JANUARY 21, 1913, THE SOUTHERLY LINE OF SAID STRIP OF LAND BEING DESCRIBED AS FOLLOWS:  
BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID LOT "P", WITH THE EASTERLY LINE OF THE COUNTY ROAD KNOWN AS ROAD SURVEY NO. 776, AS SHOWN ON MAP ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY; THENCE SOUTH 71°45'10" EAST (RECORD NORTH 71°45'10" EAST) 256.33 FEET TO THE SOUTHEASTERLY CORNER OF THE LAND DESCRIBED UNDER PARCEL 1 IN DEED TO FRED H. SMITH, ET UX, RECORDED MAY 19, 1938, AS DOCUMENT NO. 23345, IN BOOK 786, PAGE 16 OF OFFICIAL RECORDS, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 48°55' EAST, ALONG THE NORTHEASTERLY LINE OF THE LAND DESCRIBED IN DEED TO FRED H. SMITH AND WIFE, RECORDED APRIL 8, 1938, AS DOCUMENT NO. 15789 IN BOOK 786, PAGE 399 OF OFFICIAL RECORDS, 272 FEET, MORE OR LESS, TO THE NORTHEASTERLY CORNER THEREOF; THENCE SOUTH 43°41' EAST, 185 FEET; THENCE SOUTH 35°24" EAST, 471.70 FEET.

PARCEL 6:  
AN EASEMENT AND RIGHT OF WAY FOR ROAD, UTILITY, SEWER, WATER, GAS, POWER, TELECOMMUNICATION, TELEPHONE, AND CABLE TELEVISION PURPOSES AND APPURTENANCES THERETO TOGETHER WITH THE RIGHT TO EXTEND AND MAINTAIN DRAINAGE FACILITIES, EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF SAID RIGHT-OF-WAY OVER, UNDER, ALONG AND ACROSS THE FOLLOWING DESCRIBED THREE PARCELS:

PARCEL 6A:  
A STRIP OF LAND 40.00 FEET WIDE LYING WITHIN LOT 2 IN FRACTIONAL SECTION 30, TOWNSHIP 12 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT IN THE NORTHERLY BOUNDARY OF SAID LOT 2, DISTANT THEREON NORTH 66°00'00" EAST, 73.63 FEET FROM THE SOUTHERLY CORNER OF THAT 51.17 ACRE PARCEL AS SHOWN AND DELINEATED ON RECORD OF SURVEY MAP NO. 6747, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, SEPTEMBER 27, 1966, SAID POINT BEING A POINT ON A 200.00 FOOT RADIUS CURVE CONCAVE EASTERLY, A RADIAL LINE THERETO BEARS SOUTH 72°14'52" WEST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°15'50" AN ARC DISTANCE OF 116.11 FEET; THENCE TANGENT TO SAID CURVE SOUTH 15°30'42" EAST, 100.59 FEET TO THE BEGINNING OF A 200.00 FOOT RADIUS CURVE CONCAVE WESTERLY; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°31'45" AN ARC DISTANCE OF 151.95 FEET TO A POINT OF REVERSE CURVATURE OF A 150.00 FOOT RADIUS CURVE CONCAVE EASTERLY, A RADIAL LINE THERETO BEARS NORTH 49°12'14" WEST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°46'53" AN ARC DISTANCE OF 88.44 FEET TO A POINT OF REVERSE CURVATURE OF A 150.00 FOOT RADIUS CURVE CONCAVE WESTERLY, A RADIAL LINE THERETO BEARS NORTH 84°14'11" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°07'52" AN ARC DISTANCE OF 29.14 FEET TO POINT "A"; THENCE CONTINUING SOUTHERLY ALONG SAID 150.00 FOOT RADIUS CURVE WESTERLY THROUGH A CENTRAL ANGLE OF 44°10'13" AN ARC DISTANCE OF 115.64 FEET; THENCE SOUTH 49°32'16" WEST, 40.45 FEET MORE OR LESS TO THE NORTHERLY SIDELINE OF SAN PASQUAL VALLEY ROAD, RELOCATION ROUTE 15 DIV. 1-X1-S0-197A.

PARCEL 6B:  
BEGINNING AT POINT "A" AS DESCRIBED IN PARCEL 3A ABOVE; SAID POINT BEING THE CENTER OF A 44.00 FOOT RADIUS CIRCLE. SAID CIRCLE SHALL TERMINATE NORTHERLY AND SOUTHERLY AT THE SIDELINES OF SAID PARCEL A WITH TANGENT 20.00 FOOT RADIUS RETURNS.

EXCEPTING THEREFROM THAT PORTION, IF ANY, LYING WITHIN PARCEL 6A ABOVE.

PARCEL 6C:  
THAT PORTION OF SAID LOT 2 LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE MOST SOUTHERLY CORNER OF THAT 51.17 ACRE PARCEL AS SHOWN ON SAID RECORD OF SURVEY MAP NO. 6747; THENCE SOUTH 65°29'00" EAST, 34.75 FEET TO THE WESTERLY SIDELINE OF THE 40.00 FOOT STRIP DESCRIBED IN PARCEL 6A ABOVE.

LEGAL DESCRIPTION (CONTINUED)

PARCEL 7:  
A PRIVATE ROAD AND UTILITY EASEMENT OVER, UNDER, ALONG AND ACROSS A PORTION OF LOTS O AND P, BLOCK 271 AND A PORTION OF LOT L, BLOCK 266, ACCORDING TO MAP THEREOF NO. 1519, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER ON JANUARY 21, 1913, A PORTION OF LOT 5, BLOCK 266 OF THE RANCHO RINCON DEL DIABLO, ACCORDING TO MAP THEREOF NO. 725, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON AUGUST 13, 1892 AND A PORTION OF THE UNNAMED STREET VACATED BY ORDER NO. 97-77 OF THE COUNTY OF SAN DIEGO BOARD OF SUPERVISORS ON DECEMBER 26, 1936, ALL IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE INTERSECTION OF THE NORTHERLY BOUNDARY OF RECORD OF SURVEY NO. 5886, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY ON JUNE 27, 1961, WITH THE EASTERLY SIDELINE OF ORO VERDE ROAD [60.00 FEET WIDE], ACCORDING TO COUNTY OF SAN DIEGO ROAD SURVEY 776, ON FILE IN THE OFFICE OF THE COUNTY ENGINEER, WEST SAID COUNTY; THENCE ALONG SAID EASTERLY SIDELINE SOUTH 22°38'45" WEST, 20.00 FEET TO THE CENTERLINE OF THE SAID 40.00 FOOT STRIP OF LAND AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID EASTERLY SIDELINE ALONG SAID CENTERLINE SOUTH 87°21'15" EAST, 238.15 FEET TO THE BEGINNING OF A TANGENT 100.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°43'48" A DISTANCE OF 85.11 FEET; THENCE TANGENT TO SAID CURVE SOUTH 18°18'29" EAST, 151.92 FEET TO THE BEGINNING OF A TANGENT 100.00 FOOT RADIUS CURVE CONCAVE WESTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°03'09" A DISTANCE OF 50.71 FEET; THENCE TANGENT TO SAID CURVE SOUTH 10°27'42" WEST, 45.27 FEET TO THE BEGINNING OF A TANGENT 100.00 FOOT RADIUS CURVE CONCAVE EASTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°01'01" A DISTANCE OF 34.04 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 02°31'18" EAST, 160.40 FEET TO A POINT HEREIN DESIGNATED AND HEREINAFTER REFERRED TO AS POINT "A". THE SIDELINES OF SAID PARCEL 7A ARE TO BE LENGTHENED OR SHORTENED TO BEGIN IN THE EASTERLY SIDELINE OF SAID ORO VERDE ROAD AND TERMINATE IN A LINE DRAWN AT RIGHT ANGLES THROUGH POINT "A".

PARCEL 7B:  
BEGINNING AT POINT "A" DESCRIBED IN EASEMENT 1 ABOVE; THENCE AT RIGHT ANGLES WITH THE LAST MENTIONED COURSE IN THE CENTERLINE OF SAID 40.00 FOOT STRIP OF LAND NORTH 80°28'41" EAST, 20.00 FEET TO A POINT IN THE ARC OF A 40.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, A RADIAL LINE FROM SAID POINT BEARS NORTH 80°26'41" EAST; THENCE COUNTERCLOCKWISE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°42'29" A DISTANCE OF 28.82 FEET; THENCE TANGENT TO SAID CURVE NORTH 20°44'16" EAST, 76.70 FEET TO THE BEGINNING OF A TANGENT 80.00 FOOT RADIUS CURVE CONCAVE WESTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°31'14" A DISTANCE OF 34.04 FEET; THENCE TANGENT TO SAID CURVE NORTH 02°31'18" WEST, 122.93 FEET TO A POINT IN THE ARC OF AN 80.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE CLOCKWISE ALONG THE ARC OF SAID CURVE THROUGH CENTRAL ANGLE OF 87°48'22" A DISTANCE OF 175.52 FEET; THENCE TANGENT TO SAID CURVE NORTH 77°00'54" EAST, 75.00 FEET TO THE BEGINNING OF A TANGENT 80.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH CENTRAL ANGLE OF 19°22'03" A DISTANCE OF 54.99 FEET TO A POINT IN THE ARC OF SAID CURVE TO WHICH A RADIAL LINE BEARS SOUTH 52°22'13" EAST; THENCE ALONG THE PROLONGATION OF SAID RADIAL LINE SOUTH 52°22'13" EAST, 20.00 FEET TO A POINT HEREIN DESIGNATED AND HEREINAFTER REFERRED TO AS POINT "B"; THENCE CONTINUING ALONG SAID PROLONGATION SOUTH 52°22'13" EAST, 20.00 FEET TO A POINT IN THE ARC OF A 120.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, A RADIAL LINE TO SAID POINT BEARS SOUTH 52°22'13" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°44'02" A DISTANCE OF 14.10 FEET IN THE ARC OF SAID CURVE TO WHICH A RADIAL LINE BEARS SOUTH 45°38'11" EAST; THENCE LEAVING SAID CURVE SOUTH 26°41'34" WEST, 62.33 FEET; THENCE TANGENT TO SAID CURVE NORTH 89°28'10" WEST, 122.93 FEET TO A POINT IN THE ARC OF AN 80.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, A RADIAL LINE TO SAID POINT BEARS NORTH 27°32'18" WEST; THENCE COUNTERCLOCKWISE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 69°11'07" EAST, 122.93 FEET TO THE BEGINNING OF A TANGENT 120.00 FOOT RADIUS CURVE CONCAVE WESTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°31'14" A DISTANCE OF 34.04 FEET; THENCE TANGENT TO SAID CURVE SOUTH 02°41'18" WEST, 76.70 FEET TO THE BEGINNING OF A TANGENT 80.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°34'06" A DISTANCE OF 16.66 FEET; THENCE TANGENT TO SAID CURVE SOUTH 02°41'18" WEST, 11.33 FEET; THENCE SOUTH 37°32'28" WEST, 25.93 FEET; THENCE SOUTH 49°20'04" WEST, 83.59 FEET; TO A POINT ON THE CENTERLINE OF THAT CERTAIN 20.00 FOOT WIDE STRIP OF LAND DESCRIBED IN EASEMENT PARCEL 4 "A" OF DEED RECORDED DECEMBER 16, 1960 AS FILE/PAGE NO. 243768 OF OFFICIAL RECORDS; THENCE NORTH 13°06'01" WEST, 70.07 FEET TO A POINT IN THE ARC OF AN 80.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, A RADIAL LINE TO SAID POINT BEARS SOUTH 28°15'42" WEST; THENCE LEAVING SAID CENTERLINE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°12'59" A DISTANCE OF 72.86 FEET TO A POINT IN THE ARC OF SAID CURVE TO WHICH A RADIAL LINE BEARS SOUTH 80°26'41" WEST; THENCE LEAVING THE ARC OF SAID CURVE ALONG SAID RADIAL LINE NORTH 80°26'41" EAST, 20.00 FEET TO POINT "A" AND THE POINT OF BEGINNING.

PARCEL 7C:  
A STRIP OF LAND 40.00 FEET IN WIDTH LYING 20.00 FEET EACH SIDE OF, MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT POINT "B" DESCRIBED IN PARCEL 7B ABOVE; THENCE ALONG THE HEREIN DESCRIBED CENTERLINE NORTH 37°37'47" EAST, 128.60 FEET TO THE BEGINNING OF A TANGENT 100.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°24'03" A DISTANCE OF 28.82 FEET; THENCE TANGENT TO SAID CURVE NORTH 54°01'50" EAST, 473.02 FEET TO THE BEGINNING OF A TANGENT 100.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°57'52" A DISTANCE OF 36.58 FEET; THENCE TANGENT TO SAID CURVE NORTH 74°59'42" EAST, 68.59 FEET TO THE BEGINNING OF A TANGENT 100.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°18'59" A DISTANCE OF 38.94 FEET; THENCE TANGENT TO SAID CURVE SOUTH 52°40'53" EAST, 41.00 FEET TO A POINT IN THE EAST BOUNDARY OF THE ABOVEMENTIONED RECORD OF SURVEY NO. 5886, SAID POINT BEARS NORTH 22°12'48" EAST (R OF S 5886 = NORTH 19°30'08" EAST), 10.36 FEET FROM THE SOUTHWESTERLY TERMINUS OF THAT CERTAIN COURSE IN THE BOUNDARY OF SAID R OF S NO. 5886 DESCRIBED AS NORTH 19°53'06" EAST, 95.06 FEET AND THE TERMINUS OF THE HEREIN DESCRIBED 40.00 FOOT ROAD AND UTILITY EASEMENT.

THE SIDELINES OF SAID PARCEL 7C ARE TO BE LENGTHENED OR SHORTENED TO BEGIN IN A LINE THAT BEARS NORTH 52°22'13" WEST THROUGH POINT "B" AND TERMINATE IN THE WEST LINE OF THAT CERTAIN 20.00 FOOT WIDE PRIVATE ROAD EASEMENT SHOWN ON RECORD OF SURVEY NO. 4245 AND DESCRIBED UNDER PARCEL 3 IN DEED RECORDED DECEMBER 16, 1960 AT FILE/PAGE NO. 243773 OF OFFICIAL RECORDS.

PARCEL 8:  
AN EASEMENT FOR DRIVEWAY INGRESS AND EGRESS, AND UTILITIES OVER, UNDER, ALONG AND ACROSS A PORTION OF LOT 5, BLOCK 266 OF THE RANCHO RINCON DEL DIABLO, ACCORDING TO MAP THEREOF NO. 725 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON AUGUST 13, 1892, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHERLY TERMINUS OF THE CERTAIN LINE IN THE BOUNDARY OF RECORD OF SURVEY NO. 5886, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY ON JUNE 27, 1961, SHOWN AS NORTH 6°21'24" EAST, 121.87; THENCE CONTINUING ALONG SAID BOUNDARY NORTH 30°44'08" EAST (NORTH 30°14'55" EAST PER R OF S NO. 5886), 44.50 FEET TO A POINT HEREIN DESIGNATED AND HEREINAFTER REFERRED TO AS POINT "A"; THENCE RETRAING ALONG SAID BOUNDARY SOUTH 30°44'08" WEST, 44.50 FEET; THENCE SOUTH 61°50'17" WEST, 41.24 FEET; THENCE NORTH 73°05'52" WEST, 247.91 FEET TO THE EASTERLY SIDELINE OF THAT CERTAIN 40.00 FOOT WIDE PRIVATE ROAD EASEMENT DESCRIBED HEREIN UNDER EXHIBIT "C"; THENCE ALONG SAID EASTERLY SIDELINE NORTH 26°41'54" EAST 9.92 FEET TO THE BEGINNING OF A TANGENT 120.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE CONTINUING ALONG SAID EASTERLY SIDELINE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°44'02" A DISTANCE OF 14.10 FEET; THENCE CONTINUING ALONG SAID EASTERLY SIDELINE NORTH 37°37'47" EAST, 6.32 FEET TO A POINT IN THE ARC OF A 30.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, A RADIAL LINE TO SAID POINT BEARS SOUTH 48°55'00" WEST; THENCE LEAVING SAID EASTERLY SIDELINE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°00'52" A DISTANCE OF 16.76 FEET; THENCE TANGENT TO SAID CURVE SOUTH 3°05'52" EAST, 179.00 FEET TO THE BEGINNING OF A TANGENT 80.00 FOOT RADIUS CURVE CONCAVE NORTHERLY; THENCE COUNTER CLOCKWISE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°00'00" A DISTANCE OF 76.97 FEET; THENCE NORTH 57°44'08" EAST, 23.12 FEET TO THE HEREIN DESCRIBED POINT "A".

THE EASEMENT HEREIN DESCRIBED ARE HEREBY DECLARED TO BE APPURTENANT TO AND FOR THE USE AND BENEFIT OF THE PRESENT AND FUTURE OWNERS OF ALL OR ANY PORTION OF SAID PARCEL 1.

PARCEL 3 LOCATION CANNOT BE DETERMINED AND IS NOT PLOTTABLE.

PARCEL 3 LOCATION CANNOT BE DETERMINED FROM ILLEGIBLE DOCUMENTS.

APN: 241-140-02

ENCUMBRANCES

THE FOLLOWING EASEMENT EXCEPTIONS ARE FROM TITLE REPORT ISSUED BY CHICAGO TITLE COMPANY ORDER NO. 12200634-USO DATED AUGUST 16, 2012:

ITEM NO.	DESCRIPTION
4	A RIGHT OF WAY FOR PIPE LINES AND DITCHES IN FAVOR OF THE ESCONCIDO IRRIGATION DISTRICT, RECORDED AUGUST 1, 1895 IN BOOK 239 PAGE 390 OF DEEDS. THE ROUTE OR LOCATION CANNOT BE DETERMINED FROM SAID INSTRUMENT.
5	EASEMENTS FOR INGRESS AND EGRESS, PIPELINES, DRAINAGE AND/OR PUBLIC UTILITIES AND INCIDENTAL PURPOSES THERETO OVER, UNDER, ALONG AND ACROSS AS GRANTED AND/OR RESERVED IN VARIOUS DEEDS OF RECORD. THE ROUTE OR LOCATION CANNOT BE DETERMINED FROM SAID INSTRUMENT.
7	AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED JULY 15, 1966 AS FILE NO. 115683 OF OFFICIAL RECORDS.
10	AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED OCTOBER 28, 1993 AS FILE NO. 1993-0724751 OF OFFICIAL RECORDS.
11	AN EASEMENT FOR OPEN SPACE IN FAVOR OF THE COUNTY OF SAN DIEGO, RECORDED OCTOBER 27, 1994 AS FILE NO. 1994-0692645 OF OFFICIAL RECORDS.
12	AN EASEMENT AGREEMENT SUBJECT TO ALL TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, EXECUTED BY ROYAL VIEW DEVELOPMENT, INC., A CALIFORNIA CORPORATION AND BURNET F. WOHLFORD, TRUSTEE OF THE WOHLFORD TRUST, RECORDED FEBRUARY 8, 2002 AS FILE NO. 2002-0114029 OF OFFICIAL RECORDS.
13	A GRANT OF EASEMENT SUBJECT TO ALL TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, EXECUTED BY ROYAL VIEW DEVELOPMENT, INC., A CALIFORNIA CORPORATION AND BURNET F. WOHLFORD, TRUSTEE OF THE WOHLFORD TRUST, RECORDED FEBRUARY 13, 2002 AS FILE NO. 2002-0127385 OF OFFICIAL RECORDS.
14	AN EASEMENT AGREEMENT SUBJECT TO ALL TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, EXECUTED BY SAN PASQUAL BAR B RANCH, INC., A CALIFORNIA CORPORATION AND BURNET F. WOHLFORD, TRUSTEE OF THE WOHLFORD TRUST, RECORDED JUNE 20, 2002 AS FILE NO. 2002-0522866 OF OFFICIAL RECORDS.
15	AN EASEMENT FOR PUBLIC UTILITIES, EASEMENT IN FAVOR OF CITY OF ESCONCIDO, RECORDED NOVEMBER 4, 2004 AS FILE NO. 2004-01048251 OF OFFICIAL RECORDS.
16	A GRANT OF EASEMENT SUBJECT TO ALL TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, EXECUTED BY SAN PASQUAL BAR B RANCH, INC., A CALIFORNIA CORPORATION AND BURNET F. WOHLFORD, TRUSTEE OF THE WOHLFORD TRUST, RECORDED NOVEMBER 4, 2004 AS FILE NO. 2004-01048278 OF OFFICIAL RECORDS.
17	AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED NOVEMBER 16, 2004 AS FILE NO. 2004-01083679 OF OFFICIAL RECORDS.
19	AN EASEMENT FOR PUBLIC EMERGENCY VEHICLE PURPOSES IN FAVOR OF PERRICONE CONSTRUCTION CO., INC., A CALIFORNIA CORPORATION, RECORDED JULY 6, 2007 AS FILE NO. 2007-0452886 OF OFFICIAL RECORDS.
20	AN EASEMENT FOR SLOPE AND RELATED SLOPE MAINTENANCE PURPOSES IN FAVOR OF PERRICONE CONSTRUCTION CO., INC., A CALIFORNIA CORPORATION, RECORDED JULY 6, 2007 AS FILE NO. 2007-0452887 OF OFFICIAL RECORDS.

NOTE:

THIS BOUNDARY WAS COMPILED FROM RECORD DATA AND IS NOT BASED ON A FIELD SURVEY BY HUNSAKER AND ASSOCIATES SAN DIEGO, INC.

PREPARED BY:



PLANNING: 9007 Maple Street  
ENGINEERING: San Diego, CA 92121  
SURVEYING: PH080508-4900 - PH080508-5014

County Of San Diego Tract 5583  
ORO VERDE  
COUNTY OF SAN DIEGO, CALIFORNIA  
ENVIRONMENTAL LOG NO: PDS2014-ER-14-08-005

SHEET  
6  
OF  
9

W.D. 2510-0007



County Of San Diego Tract 5583  
**ORO VERDE**  
 COUNTY OF SAN DIEGO, CALIFORNIA  
 ENVIRONMENTAL LOG NO: PDS2014-ER-14-08-005

SHEET  
7  
OF  
9

PREPARED BY:



HUNSAKER  
& ASSOCIATES  
SAN DIEGO, INC.

PLANNING 9707 Waples Street  
ENGINEERING San Diego, Ca 92121  
SURVEYING PH(858)558-4500 · FX(858)558-1414

## ORO VERDE

COUNTY OF SAN DIEGO, CALIFORNIA

ENVIRONMENTAL LOG NO: PDS2014-ER-14-08-005

SHEET

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OF

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W.O. 2510-0007

